

**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

March 25, 2013

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Monday, March 25, 2013 at 8:00 a.m. at the CHA Corporate Offices, 60 East Van Buren, 12th Floor Loft in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	John Markowski
	Z. Scott

Absent:	Adela Cepeda
	Bridget Reidy
	Rodrigo Sierra

Also present were Charles Woodyard, Chief Executive Officer; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Chairwoman Scott commenced the meeting by welcoming Commissioner Jack Markowski to his first Board meeting.

At approximately 8:05 Commissioner Cepeda joined the meeting in session.

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioners will meet in Closed Meeting to discuss matters under the following exceptions: personnel related matters and selection of legal counsel under (c)(1); pending/imminent/probable litigation under (c)(11); and audit reviews under (c)(29).

The Commissioners subsequently reconvened in Open Session and upon roll call, those present and absent were as follows:

Present: Deverra Beverly
Adela Cepeda
Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Myra King
John Markowski
Z. Scott

Absent: Bridget Reidy
Rodrigo Sierra

There being a quorum present, the meeting duly convened and business was transacted as follows:

After Motion Made by Commissioner Cepeda and seconded by Commissioner Beverly, the Closed Meeting Minutes and Regular Board Meeting Minutes of February 19, 2013 were unanimously approved as submitted.

Chairperson Scott then announced that during Closed Meeting, Commissioners discussed the following two Closed Meeting items. An Omnibus Motion for the approval of Items A1 and A2 was then presented by Commissioner Harris.

(Item No. A1)

RESOLUTION NO. 2013-CHA-11

WHEREAS, The Board of Commissioners has reviewed staff memorandum dated March 25, 2013, entitled "Personnel Actions Reports", and concurs in the recommendation contained therein;

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the personnel actions contained in the personnel reports for the period February 1, 2013 thru February 28, 2013 is hereby accepted.

(Item No. A2)

RESOLUTION NO. 2013-CHA-12

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 25, 2013, entitled "AUTHORIZATION FOR CONTRACT AWARD FOR LEGAL SERVICES",

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes execution of Legal Services Agreements with the law firms for the nine legal practice areas attached hereto in an aggregate amount not to exceed the annual appropriated budget for the Office of the General Counsel and Risk Management for the payment of fees for legal services. All contracts shall be in effect for two years or until legal services are completed, with a one (1) year option to extend.

(Attachment)

Vendors

MBE/WBE¹/DBE

Group A – General Litigation

Arnstein & Lehr	
Ballard Spahr	
Best Vanderlaan & Harrington	
Brothers & Thompson	MBE
Burke, Burns & Pinelli	WBE
Dykema & Gossett	
Foran Glennon Palandech Ponzi & Rudloff	
Gonzalez Saggio & Harlan	MBE
Grant Schumann	MBE
Hoogendoorn & Talbot	
Ice Miller	
Jenner & Block	
Johnson, Jones, Snelling, Gilbert & Davis	
Judge, James & Kujawa	
Laner Muchin	
Much Shelist	
Neal & LeRoy	MBE
Peterson, Johnson, Murray	MBE
Quintairos, Prieto, Wood & Boyer	MBE
Rothschild, Barry & Meyers	
Sanchez & Daniels	MBE
Seyfarth Shaw	
Schiff Hardin	
Smith Amundsen	
Tressler LLP	
Tribler Orphett & Meyer	
Ungaretti & Harris	
Varga, Berger, Ledsky, Hayes & Casey	
Winston & Strawn	

Group B – Personal Injury

Best Vanderlaan & Harrington	
Brothers & Thompson	MBE
Burke, Burns & Pinelli	WBE
Dykema & Gossett	
Foran Glennon Palandech Ponzi & Rudloff	
Gonzalez Saggio & Harlan	MBE
Hoag Law Group	DBE
Hoogendoorn & Talbot	
Judge, James & Kujawa	
Nyhan & Bambrick	
Peterson, Johnson, Murray	MBE
Quintairos, Prieto, Wood & Boyer	MBE
Rothschild, Barry & Meyers	

¹ The Office of the General Counsel includes in its M/WBE compliance certified M/WBE firms and firms handling matters where the managing/billing attorney is a minority or woman partner of the firm.

Group B – Personal Injury (cont'd)

Sanchez & Daniels	MBE
Smith Amundsen	
Tressler LLP	
Tribler Orphett & Meyer	

Group C – Forcible Entry/Detainer

Neal & LeRoy	MBE
Nyhan & Bambrick	
Tristan & Cervantes	

Group D – Worker's Compensation

Hennessy & Roach	
Kelly Kronenberg	
Nyhan & Bambrick	
Peterson, Johnson, Murray	MBE
Quintairos, Prieto, Wood & Boyer	MBE
Smith Amundsen	

Group E – Contracts, General Corporate Services, Policy & Legislation

Arnstein & Lehr	
Ballard Spahr	
Burke Burns & Pinelli	WBE
Dykema Gossett	
Hawkins Delafield	
Jenner & Block	
Neal & LeRoy	MBE
Quintairos, Prieto, Wood & Boyer	MBE
Reno & Cavanaugh	
Reyes & Kurson	MBE
Schiff Hardin	
Seyfarth Shaw	
Ungaretti & Harris	
Winston & Strawn	
Tristan & Cervantes	

Group F – Real Estate & Finance

Albert Whitehead	MBE
Applegate & Thorne-Thomsen	
Arnstein & Lehr	
Ballard Spahr	
Burke Burns & Pinelli	WBE
Charity & Associates	MBE
Deutsch Levy & Engel	
Dykema Gossett	
Gonzalez Saggio & Harlan	MBE
Ice Miller	
Jenner & Block	
Kutak Rock	

Group F – Real Estate & Finance (cont'd)

Much Shelist	
Neal & LeRoy	MBE
Quintairos, Prieto, Wood & Boyer	MBE
Reno & Cavanaugh	
Reyes Kurson	MBE
Seyfarth Shaw	
Schiff Hardin	
Tressler LLP	
Tristan & Cervantes	
Ungaretti & Harris	
Winston & Strawn	

Group G – Labor/Employment

Arnstein & Lehr	
Ballard Spahr	
Brothers & Thompson	MBE
Burke, Burns & Pinelli	WBE
Grant Schumann	
Ice Miller	
Laner Muchin	
Much Shelist	
Peterson, Johnson, Murray	MBE
Sanchez Daniels	MBE
Seyfarth Shaw	
Schiff Hardin	
Tristan & Cervantes	
Ungaretti & Harris	
Winston Strawn	

Group H– Ethics Counseling

Arnstein & Lehr	
Ballard Spahr	
Burke, Burns & Pinelli	WBE
Ice Miller	
Jenner & Block	
Neal & LeRoy	MBE
Seyfarth Shaw	
Schiff Hardin	
Winston Strawn	

Group I – Appellate Litigation

Arnstein & Lehr	
Best Vanderlaan & Harrington	
Burke, Burns & Pinelli	WBE
Donohue Brown Mathewson & Smyth	
Dykema Gossett	
Grant Schumann	
Ice Miller	
Jenner & Block	

Group I – Appellate Litigation (cont’d)

Judge, James & Kujawa

Laner Muchin

Much Shelist

Nyhan Bambrick Kinzie

Peterson, Johnson & Murray

Quintairos, Prieto, Wood & Boyer

MBE

Reyes Kurson

Rothschild, Barry & Meyers

Sanchez Daniels

MBE

Schiff Hardin

Tribler Orphett & Meyer

Tressler LLP

Ungaretti & Harris

Winston Strawn

The Omnibus Motion to adopt resolutions for Items A1 and A2 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes:

Deverra Beverly

Adela Cepeda

Mark Cozzi

Dr. Mildred Harris

Harriet Johnson

Myra King

John Markowski

Z. Scott

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Adela Cepeda, Chairwoman of the Finance Committee, then presented the following report. Per Commissioner Cepeda, a Joint Finance and Tenant Services Committee meeting was held on Wednesday, March 13, 2013 at approximately 1:00 p.m. at the CHA Corporate Offices. Since there was not a quorum for either committee, committee members were briefed on items appearing on the agenda, however, for the record, no votes were taken. Linda Riley Mitchell, Chief Financial Officer presented the Committee with the Interim Financial Report as of December 31, 2012 and the February 2013 Treasury and Cash Flow Report.

On behalf of the Joint Finance and Tenant Services Committee members, Commissioner Cepeda presented a Motion for the approval of the December 12, 2012 Finance Committee Meeting and the February 13, 2013 Joint Finance and Tenant Services Committee meeting. The Motion to approve the Minutes was seconded by Commissioner Cozzi and was approved by unanimous vote.

Commissioner Cepeda then presented an Omnibus Motion for the following six items discussed at the Committee meeting:

(Item No. B1)

The resolution for Item B1 approves award of contracts to First Specialty Insurance, Illinois Union Insurance, and Allied World Assurance Company for the Private Manager Insurance Program's General Liability, Umbrella Liability, Excess Liability Insurance Coverages, for an aggregate total amount of premiums of \$1,203,832. The Property Manager's Insurance Program, known as PMIP, is a CHA controlled insurance program that ensures that the Authority has the necessary insurance protection for general liabilities associated with the management of its housing portfolio. This program provides the most cost effective insurance solution for the portfolio, while maintaining coverage standards that are difficult for property management firms to procure individually. All costs associated with the program (i.e. insurance premiums, claim and broker administration fees), are deducted from the participating Private Property Management Firm's operating budgets. MBE/WBE/DBE participation has been waived, as currently there are no MBE/WBE/DBE insurance companies that can meet CHA's standard criteria. Insurance providers must possess assets in excess of \$1 billion and carry a minimum rating of "A" by the A.M. Best Rating Guide; this is equivalent to an excellent credit rating for an insurer. The above listed insurers meet this requirement.

RESOLUTION NO. 2013-CHA-13

WHEREAS, the Board of Commissioners has reviewed Board Letter dated March 13, 2013, entitled "Authorization to enter into contracts with First Specialty Insurance, Illinois Union, and Allied World Assurance Company, for the Private Managers Insurance Program's General Liability, Excess Liability, and Umbrella Liability Insurance Coverages";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts for the Private Managers Insurance Program, through Aon Risk Services, Inc., with: (1) First Specialty Insurance (General Liability) in the amount of \$541,828; (2) Illinois Union (Umbrella Liability) in the amount of \$475,524; and (3) Allied World Assurance Company (Excess Liability) in the amount of \$186,480 (amounts include premiums and surplus lines taxes), for an aggregate total amount of \$1,203,832 for the period April 1, 2013 through March 31, 2014.

(Item No. B2)

The resolution for Item B2 approves award of contract to Verizon Wireless, not-to-exceed \$636,454, to update CHA's mobile services. In July 2012, a Request for Proposal was released with requirements to enhance mobile services, equipment and vehicle tracking services for the CHA. The solicitation was advertised in area newspapers and on CHA's website. Of the three proposals received, Verizon Wireless was deemed to be the most responsive and responsible vendor. With the Smart Phones and USB devices provided by Verizon Wireless, CHA will experience monthly cost savings; enhanced email functionality and access; faster internet connection speed; 24/7 online account managing and a dedicated account team. The vehicle tracking system will enable the CHA to incorporate updated technology with its mobile services and equipment coupled with a new web fleet management system and enhanced online account management services.

RESOLUTION NO. 2013-CHA-14

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled “**AUTHORIZATION TO ENTER INTO CONTRACT WITH VERIZON WIRELESS TO PROVIDE MOBILE SERVICES AND EQUIPMENT**”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to enter into a three (3) year contract with Verizon Wireless to provide Mobile Services and Equipment in an amount not-to-exceed \$636,454 for the three year term.

This award is subject to the Contractor’s compliance with the CHA’s applicable MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item No. B3)

The CHA’s current natural gas supply and delivery contract with Integrys Energy Services will expire on March 31st 2013. CHA manages approximately 21,000 lower-income public housing units located throughout the City of Chicago. Providing heat and domestic hot water to these units requires a consistent and reliable supply of large volumes of natural gas. Given the CHA’s anticipated consumption of approximately 22,689,860 therms of natural gas for the next twenty-four (24) months, the recommended agreement offers CHA the opportunity to more advantageously purchase its gas needs on wholesale terms instead of retail, and enables the CHA to hedge against potential market price fluctuations through use of multi-tiered price/risk management options available to the CHA as a wholesale (wellhead) purchaser. The CHA has utilized wellhead purchasing practices to secure its natural gas supplies for the housing portfolio at advantageous rates and to manage the risks of market fluctuations in natural gas costs and supplies. Continued use of wellhead purchasing is expected to provide further cost savings and efficiencies over the use of retail gas supplies from the local utility. Accordingly, the resolution for Item B3 approves award of contract to Constellation New Energy for the supply and delivery of natural gas to various CHA residential sites.

RESOLUTION NO. 2013-CHA-15

WHEREAS, the Board of Commissioners has reviewed Board Letter dated March 13, 2013, requesting “**AUTHORIZATION TO ENTER INTO A CONTRACT WITH CONSTELLATION NEWENERGY FOR THE SUPPLY AND DELIVERY OF NATURAL GAS TO VARIOUS CHA RESIDENTIAL SITES**”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Constellation NewEnergy – Gas Division, LLC for the supply and delivery of natural gas to various CHA residential sites for a two (2) year base term in an amount not-to-exceed \$11,800,000.00 for the base term beginning April 1, 2013, with three (3) one–year extension options.

These awards are subject to the Contractor’s compliance with the CHA’s

applicable MBE/WBE/DBE, Section III, and bonding and insurance requirements.

(Item No. B4)

The resolution for Item B4 approves the first one-year option with Summer Advantage for the Learn and Earn Summer Youth Program. The Learn and Earn program provides an academic enrichment and career development summer program for approximately 700 CHA youth between the ages of 13-15. The Learn and Earn program takes place at City Colleges of Chicago campuses, Chicago State University and other sites throughout the city. The program will be in session Monday to Friday from July 8, 2013 through August 16, 2013. Learn and Earn was piloted in 2008 and due to its success, the program was increased to the current 700 slots in 2010. The Learn and Earn program addresses learning loss that often occurs during the summer months. 2012 outcomes show that the majority of Summer Advantage's Learn and Earn participants experienced no learning loss during the program. On average, their participants achieved slight gains in reading and math levels, as demonstrated by pre and post testing. CHA collaborates closely with the City and partner agencies in planning youth programs and tracking youth outcomes. In 2013, the Learn and Earn program will support the Mayor's new Summer of Learning initiative and the City's One Summer Chicago program. Summer Advantage will be responsible for staffing, managing and implementing the approved curriculum at each Learn and Earn site where youth will be attending for six (6) hours per day, five (5) days a week, for a total of 30 hours per week. During the program, youth will participate in a morning academic enrichment session based on the provided curriculum that focuses on reading and math proficiency. In the afternoon session, youth will participate in career development that includes industry and career awareness, exploration and preparation activities. Youth will receive a stipend of up to \$600 based on attendance and participation.

RESOLUTION NO. 2013-CHA-16

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO EXERCISE THE FIRST ONE YEAR OPTION WITH SUMMER ADVANTAGE FOR THE LEARN AND EARN SUMMER YOUTH PROGRAM";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the exercise the first one-year option of Contract 11105 Entrepreneurial Ventures in Education, Inc. d/b/a Summer Advantage in an amount not-to-exceed \$1,699,442 to provide the Learn and Earn summer youth program for CHA youth ages 13-15.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Item No. B5)

The resolution for item B5 approves award of contract to Growing Power, Inc. to provide a Youth Development Program in Urban Agriculture. CHA's Resident Services Division is charged with engaging youth in out-of-school time and summer activities to support their development. Among these programs are initiatives that provide employment and training

programs for youth. One of these initiatives, launched in 2010, was the installation of an urban farm within the Altgeld Gardens community. Since inception, the farm has supported employment and training programs for more than 400 youth and adults, providing valuable skills training while increasing the community's access to healthy food. The proposed program will provide a year round youth program, serving a minimum of 150 youth per year (300 over the two-year base term) from the Altgeld Gardens community. The primary components of the program will include, but not be limited to: employment skills development, farm work, life skills development, culinary and nutrition education and community building and engagement. Growing Power is a national nonprofit organization that focuses on supporting people of diverse backgrounds and environments by providing access to healthy, high-quality, safe and affordable food for people in the community. This mission is implemented through on-the-ground, hands-on training of youth and adults to take ownership of the garden and engage the community to do the same. Growing Power's youth employment training programs educate youth on sustainable urban agriculture while providing transferrable employment and life skills.

RESOLUTION NO. 2013-CHA-17

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH GROWING POWER, INC. TO PROVIDE A YOUTH DEVELOPMENT PROGRAM IN URBAN AGRICULTURE";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Growing Power, Inc. to provide a youth development program in urban agriculture in an amount not-to-exceed \$349,597 for a two-year base period, with two (2) additional one-year options.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Item No. B6)

Since 2005, CHA and City Colleges of Chicago (CCC) have partnered to provide education and training programs for CHA residents and families living in the private market with a Housing Choice Voucher (HCV). In addition to existing CCC degree and certification programs, CHA and CCC have collaborated to develop specialized training programs (e.g. GED and Healthcare Bridge) that have enabled residents needing more extensive educational support to move towards entry into degree and certification programs or directly to employment. The resolution for Item B6 approves an Intergovernmental Agreement with the City Colleges of Chicago. In 2013, the IGA will continue to provide for the delivery of educational services for CHA and HCV families at a variety of educational levels, as well as provide support while residents are engaged in educational activities. Additionally in 2013, CCC will continue to be an integral partner in CHA's summer youth program, Learn and Earn. Through the IGA, CHA is able to access the summer food service program, as well as provide additional supervision and onsite coordination. CHA leverages the IGA through use of CCC facilities, including all classroom space at CCC campuses at no charge to CHA for the 400 youth participants. In 2013, CHA and CCC will continue to collaborate on these existing initiatives and launch targeted marketing campaigns and enhanced outreach to promote the education opportunities and services available to all CHA residents.

RESOLUTION NO. 2013-CHA-18

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled “AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY COLLEGES OF CHICAGO”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City Colleges of Chicago in an amount not-to-exceed \$700,000 for the period of April 1, 2013 through March 31, 2014.

These awards are subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Omnibus Motion to adopt resolutions for Items B1 through B6 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Harriet Johnson Myra King John Markowski Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

In the absence of Committee Chair Reidy, Commissioner Mildred Harris presented the report for the Operations and Facilities Committee. Per Commissioner Harris, the Operations and Facilities Committee meeting was held on Wednesday, March 13, 2012, at approximately 2:15 p.m. at the Corporate Offices.

Per Commissioner Harris, even though Item C2 was approved at the Committee meeting, staff requested that Item C2 be pulled from consideration by full Board. On behalf of the Operations and Facilities Committee, Commissioner Harris then presented an Omnibus Motion for the approval of Items C1, C3, C4, C5 and C6.

(Item C1)

The resolution for Item C1 approves the FY2012 Moving to Work (MTW) Annual Plan. The Plan for Transformation was approved by HUD and incorporated into an (MTW) Agreement that was executed on February 6, 2000. On June 26, 2008, CHA executed an Amended and Restated MTW Agreement between itself and HUD, which supersedes the original MTW Agreement and

extends CHA's participation in the MTW program until 2018. Under the MTW Agreement, CHA is required to produce and submit an Annual Report to HUD outlining the progress toward commitments made in the original Plan for Transformation and each Annual Plan. HUD requires this report to be submitted annually, along with a Board of Commissioners' resolution approving this report, no later than 90 days after the end of CHA's fiscal year. The FY2012 MTW Annual Report provides information necessary for HUD to assess CHA's performance in 2012 regarding both day-to-day operations and activities authorized by the MTW Demonstration Program.

RESOLUTION 2013-CHA-19

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, requesting approval of the FY2012 Moving to Work Annual Report, attached hereto.

THEREFORE, BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached FY2012 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as deemed necessary.

THAT the Board of Commissioners grants authorization to submit the FY2012 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 29, 2013. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item C2)

Item C2, Housing Assistance Payments Contract for the Drex was approved at the March 13, 2013 Operations Committee meeting, but pulled, at the request of staff, from the Board agenda.

(Item C3)

The resolution for Item C3 approves an Agreement to enter into a Housing Assistance Payments Contract for Hope Manor II. Hope Manor II Apartments is the new construction of 73 units on vacant City-owned land at 6002 S. Halsted in the Englewood community. The City will convey the land to Volunteers of America (VOA) at closing. The development will be supportive housing for homeless and disabled Veterans including families with children and individuals. VOA has been a national leader in providing services to Veterans for over 30 years and currently serves more than 7,500 Veterans daily in more than 50 Veteran specific programs throughout the country. Construction is expected to begin in April, 2013 and be ready for occupancy in October, 2014. It is the intent of the manager of this property to lease all of the units to eligible persons from CHA's waiting lists. Eligibility for the property includes being a Veteran, or having a family member who is a Veteran, and is interested in receiving supportive services. To accomplish this CHA will utilize a cross-referenced list of Central Referral System (CRS) applicants and CHA applicants who have identified themselves as Veterans. CHA will also make referrals from its Public Housing and HCV waiting lists as well as families whose right of return under the Relocation Rights Contract has not been satisfied who have identified themselves or a family member as having served in the military. The CHA waiting list of Veteran applicants will be exhausted prior to utilization of a site based waiting list.

RESOLUTION 2013-CHA-20

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 13, 2013, requesting authorization to execute an Agreement to enter into a Housing Assistance Payments contract for Hope Manor II;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments Contract for Hope Manor II; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item C4)

The CHA issued an Invitation For Bid in December 2012 for Life Safety and ADA upgrades at Lorraine Hansberry Apartments. Of the three bids received, Oakley Construction Co., Inc. submitted the lowest responsive and responsible bid. Accordingly, the resolution for Item C4 approves award of contract to Oakley Construction, Co., in the amount of \$1,425,161. The scope of this contract is to modernize the building to comply with the high-rise life safety ordinance, to modernize capital maintenance components, and to perform selective site work, including sidewalk repairs. These activities will enhance accessibility at building entrances and common areas, upgrade existing life safety features, and add new life safety equipment, such as a complete fire alarm system, extend the useful life of the building, increase the value of the property, and improve the overall quality of the development. Other building improvements include security camera installation on lobbies and hallways, common area modifications to comply with ADA code requirements, new painted corridors and sidewalk repairs. Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will achieve this goal.

RESOLUTION NO. 2013-CHA-21

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR THE LIFE SAFETY AND ADA UPGRADES AT LORRAINE HANSBERRY APARTMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Oakley Construction Co., Inc. for building life safety upgrades, the modernization of common areas, and exterior improvements at the Lorraine Hansberry Apartments, a Senior building located at 5670 West Lake Street, in the amount of \$1,425,161. The work is to be completed by no later than two hundred ten (210) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

(Item C5)

The CHA issued an Invitation For Bid in December 2012 for Life Safety and ADA upgrades at William Jones Apartments. Of the seven bids received, Old Veteran Construction Co., Inc., submitted the lowest responsive and responsible bid. Accordingly, the resolution for Item C5 approves award of contract to Old Veteran Construction, Inc., in the amount of \$2,772,349. The scope of this contract includes installation of emergency generator and Auto Transfer Switches; installation of smoke and CO detectors as required; fire alarm system including speakers and strobes, a new fire pump and installation of a fire sprinkler system for all areas of the building with sprinkler heads. These activities will enhance accessibility at building entrances and common areas, upgrade existing life safety features, and add new life safety equipment, such as a complete fire alarm system, extend the useful life of the building, increase the value of the property, and improve the overall quality of the development. Other building improvements include security camera installation on lobbies and hallways, common area modifications to comply with ADA code requirements, selective replacement of electrical panels and grinding and tuck-pointing of the existing masonry. Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will achieve this goal.

RESOLUTION NO. 2013-CHA-22

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR THE LIFE SAFETY AND ADA UPGRADES AT WILLIAM JONES APARTMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners (Board) authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for building life safety and American with Disabilities Act (ADA) upgrades, the modernization of common areas, and exterior improvements at the William Jones Apartments, a Senior building located at 1447 South Ashland Avenue, in the amount of \$2,772,349. The work is to be completed by no later than two hundred forty (240) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

(Item C6)

The CHA issued an Invitation For Bid in December 2012 for Life Safety and ADA upgrades at the Las Americas Apartments. Of the four bids received, Oakley Construction Co., Inc. submitted the lowest responsive and responsible bid. Accordingly, the resolution for Item C6 approves award of contract to Oakley Construction, Co., in the amount of \$1,747,080. The scope of this contract includes installation of emergency generator and Auto Transfer Switches; installation of smoke and CO detectors as required; fire alarm system including speakers and

strobes, a new fire pump and installation of a fire sprinkler system for all areas of the building with sprinkler heads. These activities will enhance accessibility at building entrances and common areas, upgrade existing life safety features, and add new life safety equipment, such as a complete fire alarm system, extend the useful life of the building, increase the value of the property, and improve the overall quality of the development. Other building improvements include security camera installation on lobbies and hallways, common area modifications to comply with ADA code requirements, and replacement of the existing emergency generator. Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will achieve this goal.

RESOLUTION NO. 2013-CHA-23

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR THE LIFE SAFETY AND ADA UPGRADES AT LAS AMERICAS APARTMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Oakley Construction Co., Inc. for building life safety upgrades, the modernization of common areas, and exterior improvements at the Las Americas Apartments, a Senior building located at 1611 South Racine Avenue, in the amount of \$1,747,080. The work is to be completed by no later than two hundred forty (240) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

The Omnibus Motion to adopt resolutions for Items C1, C3, C4, C5 and C6 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Harriet Johnson Myra King John Markowski Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Reidy thereupon declared said Motion carried and said resolutions adopted.

(Item C7)

The CHA advertised a Request For Proposal in November 2012 for the supply and delivery of various appliances for the CHA. It is the CHA's intent to establish a new requirements contract for the purpose of purchasing appliances from a qualified manufacturer. This will benefit the CHA by: the standardization of appliances throughout the CHA; ability to lock in initial unit prices, subject only to adjustments for increases in refrigerator prices due to periodic Federal EnergyStar™ regulation changes, having the flexibility to purchase a variety of appliances at a cost savings, and allowing all CHA departments to use this contract to procure appliances as needed. Of the three bids received, one vendor was deemed non-responsive. General Electric (GE) Company was the lowest responsive vendor and the highest evaluated responsive respondent. Accordingly, the resolution for Item C7 approves award of contract to GE in the amount of \$2,500,000. The CHA is required by HUD regulations to ensure appliances, comply with U.S. Department of Energy guidelines, and be EnergyStar™ rated. Additionally, select appliances will be designated with the ADA/504 compliant certification to serve CHA residents, as needed. GE will deliver appliances ordered by CHA on a “just in time” basis. GE will provide an internet based platform for ordering, tracking and delivery of the appliances and will also provide a maintenance training program to CHA.

Per Commissioner Harris, Item C7 was tabled at the March 13th Committee Meeting so that staff could provide additional information on recommended vendor's M/W/DBE commitments company-wide. Commissioners held discussions with staff, and on behalf of the Operations and Committee, Commissioner Harris presented a Motion for the approval of the following resolution:

RESOLUTION NO. 2013-CHA-24

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH GENERAL ELECTRIC COMPANY FOR SUPPLY AND DELIVERY OF VARIOUS APPLIANCES TO THE CHA”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with General Electric Company for supply and delivery of various appliances to the Chicago Housing Authority in an amount not-to-exceed \$2,500,000. The contract duration will be for a 3-year base term with an option to extend the contract for an additional year.

This award is subject to CHA's approval of a waiver to its MBE/WBE/DBE requirements. Section 3 compliance is not applicable to supply and delivery contracts.

The Motion to adopt resolution for Items C7 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes:	Deverra Beverly
	Adela Cepeda
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Z. Scott

Nays: None

There being no questions or discussion, Chairwoman Reidy thereupon declared said Motion carried and said resolutions adopted.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the March meeting of the Board of Commissioners was adjourned.

Z. Scott, Chairwoman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records